



**Transportation
Consultants**

Pleasanton
5960 Inglewood Dr., Suite 100
Pleasanton, CA 94588.8535
925.463.0611
925.463.3690 fax

Santa Rosa
141 Stony Cir., Suite 280
Santa Rosa, CA 95401-4110
707.575.5800
707.575.5888 fax

Sacramento
980 9th St., 16th Floor
Sacramento, CA 95814-2736
916.449.9095

Fresno
516 W Shaw Ave., Suite 200
Fresno, CA 93704-2515
559.325.7530
559.221.4940 fax

tjkm@tjkm.com
www.tjkm.com

May 12, 2006

Ms. Eileen M. Griffin, CPM
Senior Property Manager
Jay Paul Company
350 California Street, Suite 1905
San Francisco, CA 94104

**Subject: Results of Second Parking Occupancy Study for 415 North Mary Avenue in Sunnyvale
(TJKM Project No. 154-035)**

Dear Ms. Griffin:

TJKM is pleased to present this updated analysis of existing parking conditions at the subject retail site. The purpose of this study is to determine whether there is sufficient parking capacity during the weekday peak lunchtime and dinnertime periods to absorb the additional parking demand generated by a proposed restaurant tenant. It is our understanding that the proposed restaurant tenant will occupy a total of 2,381 square feet, covering two vacant units (Nos. 106 and 107).

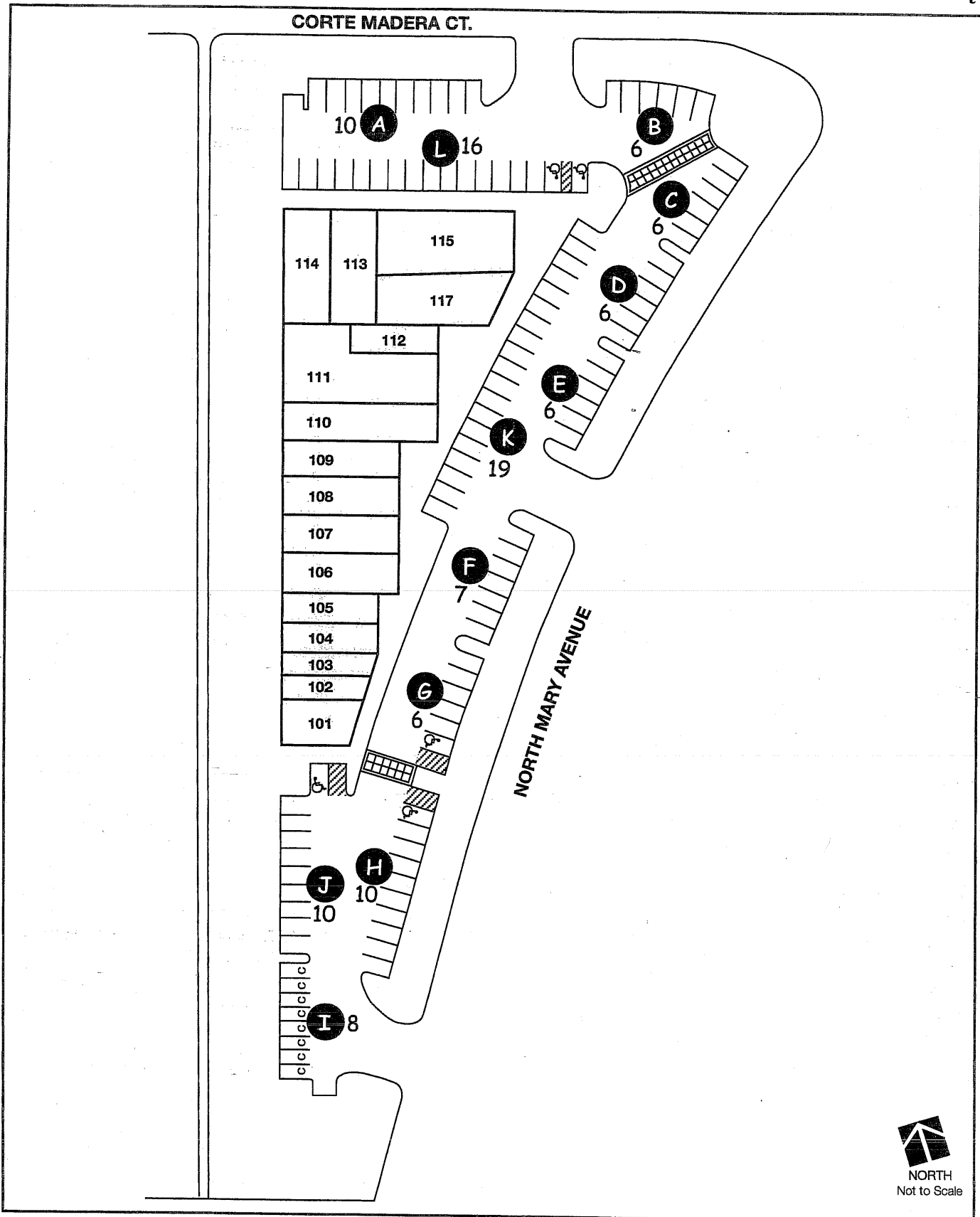
Parking Inventory

TJKM inventoried existing parking spaces on Tuesday, October 18, 2005. Figure 1 shows the existing parking layout and number of spaces at the site. There are 110 parking spaces in the existing lot. This includes 97 regular spaces, eight compact spaces, and five handicapped-accessible spaces.

Parking Occupancy

Occupancy is a percentage that describes the proportion of occupied parking spaces to total spaces during a given time period. TJKM collected occupancy data over six weekdays (Tuesday-Thursday April 25-27 and Tuesday-Thursday May 2-4, 2006) between the hours of 11:00 a.m. and 2:00 p.m. at 30-minute intervals. Occupancy data were also collected on the two Wednesdays of the observation period (April 26 and May 3) from 5:30-7:30 p.m. at 30-minute intervals. The time periods were chosen based on expected peak half-hours of lunchtime and dinnertime parking activity.

Parking lot occupancies for each individual weekday and time period are discussed in the following sections.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue
Existing Parking Inventory

Figure
1



Occupancy on Tuesday, April 25, 2006

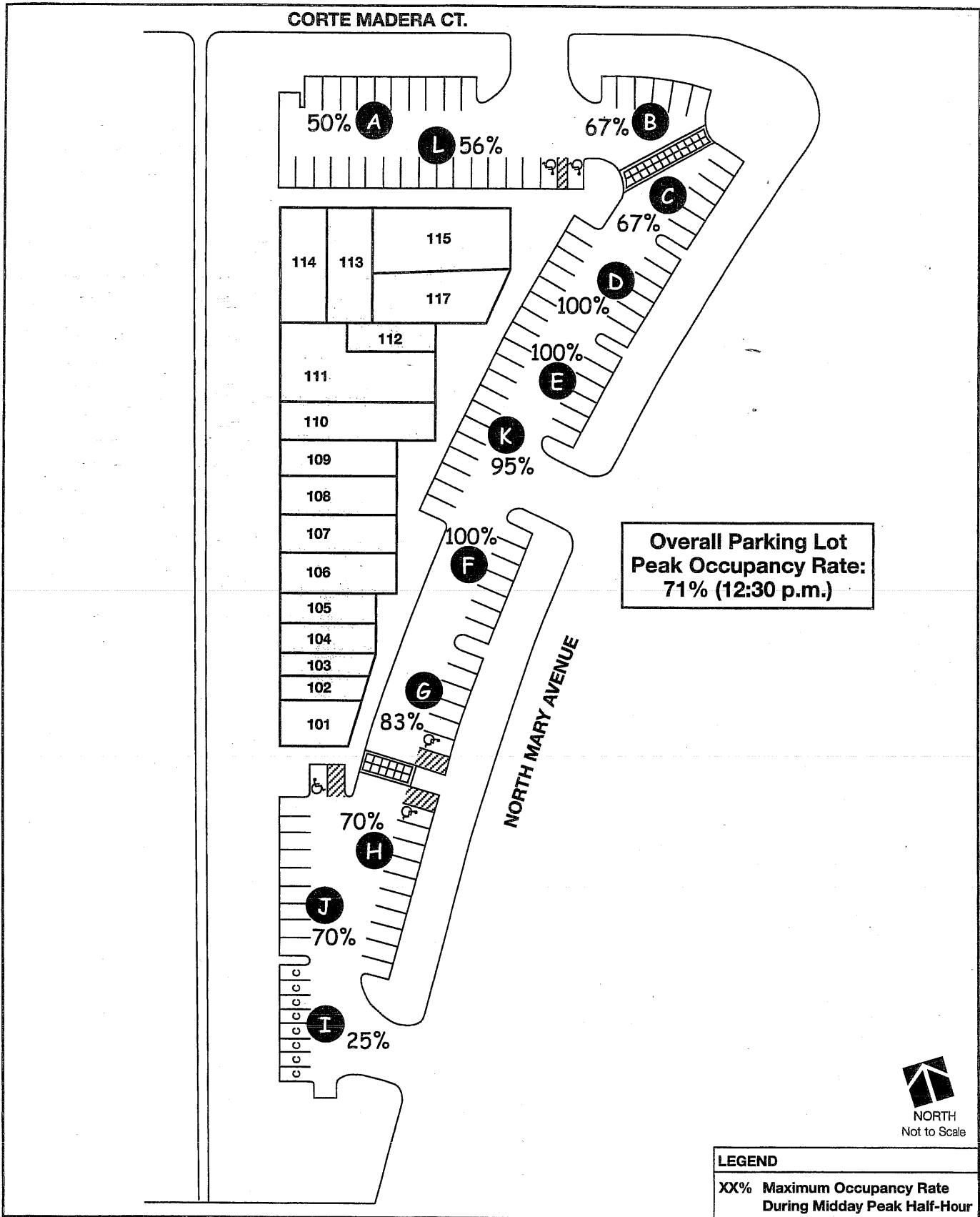
Table 1 shows the parking lot occupancy percentages by half-hour during the midday of Tuesday, April 25 for both the overall lot and individual sections. Figure 2 illustrates the maximum occupancies during the overall midday period. The maximum midday occupancy for the overall lot was 71 percent (78 of 110 spaces) at 12:30 p.m.

TABLE 1: PARKING OCCUPANCY – TUESDAY, APRIL 25, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	20%	30%	50%	40%	50%	50%	50%
B	6	50%	33%	67%	67%	67%	50%	33%
C	6	0%	0%	50%	67%	50%	0%	17%
D	6	17%	17%	67%	100%	33%	33%	17%
E	6	67%	67%	100%	100%	83%	67%	67%
F	7	100%	86%	100%	100%	86%	86%	71%
G	6	50%	33%	67%	83%	83%	33%	50%
H	10	10%	10%	10%	70%	50%	50%	20%
I	8	0%	0%	0%	25%	0%	13%	0%
J	10	30%	30%	30%	60%	70%	40%	50%
K	19	42%	53%	95%	95%	74%	42%	53%
L	16	0%	25%	31%	56%	13%	13%	19%
Totals	110	29%	33%	55%	71%	53%	38%	37%

Notes: 1) **Bold** values indicate peak half-hour for entire parking lot or lot section.

2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue

Maximum Parking Occupancy Rates—Tuesday, April 25, 2006 2

Figure



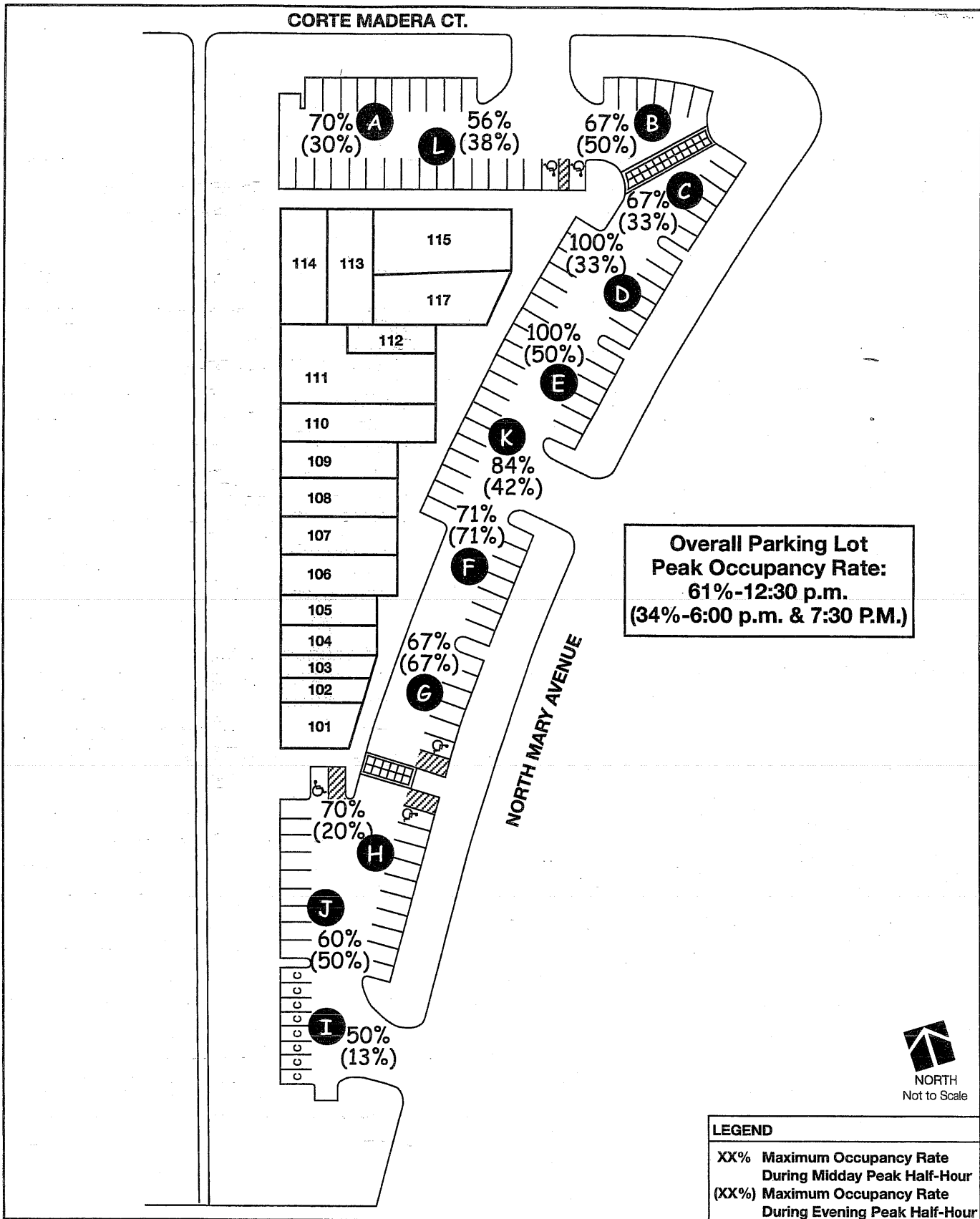
Occupancy on Wednesday, April 26, 2006

Table 2 shows the parking lot occupancy percentages by half-hour during the midday and evening peak periods of Wednesday, April 26 for both the overall lot and individual sections. Figure 3 illustrates the maximum occupancies during the overall midday and evening peak periods. The maximum midday occupancy for the overall lot was 61 percent (67 of 110 spaces) at 12:30 p.m., while the maximum evening occupancy was 34 percent (37 of 110 spaces) at both 6:00 p.m. and 7:30 p.m.

TABLE 2: PARKING OCCUPANCY – WEDNESDAY, APRIL 26, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	30%	30%	40%	50%	60%	60%	70%
B	6	67%	50%	50%	67%	50%	17%	33%
C	6	0%	17%	67%	33%	17%	0%	33%
D	6	67%	50%	33%	50%	100%	67%	83%
E	6	67%	83%	67%	67%	100%	100%	100%
F	7	29%	43%	71%	57%	71%	71%	57%
G	6	50%	67%	50%	50%	50%	67%	50%
H	10	20%	50%	60%	70%	50%	50%	50%
I	8	0%	13%	50%	50%	13%	25%	13%
J	10	30%	20%	50%	60%	50%	50%	60%
K	19	47%	42%	58%	84%	79%	68%	63%
L	16	38%	44%	44%	56%	38%	38%	38%
Totals	110	36%	41%	53%	61%	56%	52%	54%
Section	Inventory	Evening Occupancy Rate						
		5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM		
A	10	30%	30%	10%	10%	30%		
B	6	33%	50%	17%	17%	33%		
C	6	17%	33%	0%	17%	33%		
D	6	33%	17%	17%	17%	33%		
E	6	50%	50%	33%	50%	50%		
F	7	57%	57%	43%	57%	71%		
G	6	50%	50%	50%	67%	67%		
H	10	0%	0%	10%	20%	20%		
I	8	13%	13%	0%	0%	13%		
J	10	40%	50%	30%	30%	20%		
K	19	32%	42%	42%	37%	37%		
L	16	38%	25%	25%	31%	25%		
Totals	110	32%	34%	25%	29%	34%		

Notes: 1) Bold values indicate peak half-hour for entire parking lot or lot section.
2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue

Maximum Parking Occupancy Rates—Wednesday, April 26, 2006

Figure



Ms. Eileen M. Griffin, CPM

May 12, 2006

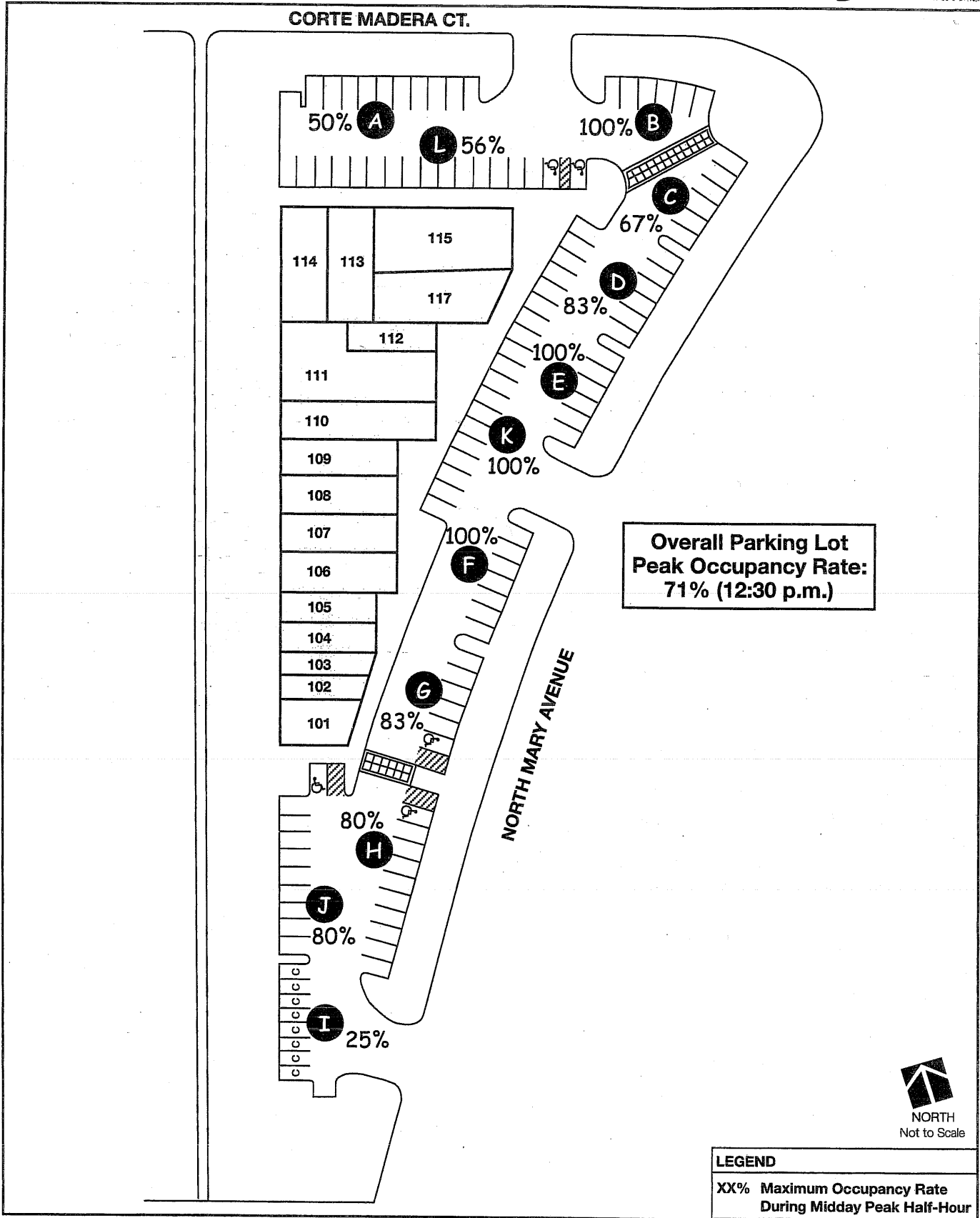
Occupancy on Thursday, April 27, 2006

Table 3 shows the parking lot occupancy percentages by half-hour during the midday and evening peak periods of Thursday, April 27 for both the overall lot and individual sections. Figure 4 illustrates the maximum occupancies during the overall midday period. The maximum midday occupancy for the overall lot was 71 percent (78 of 110 spaces) at 12:30 p.m.

TABLE 3: PARKING OCCUPANCY – THURSDAY, APRIL 27, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	50%	40%	40%	50%	50%	50%	30%
B	6	17%	17%	67%	100%	83%	17%	17%
C	6	0%	0%	33%	50%	67%	50%	50%
D	6	33%	17%	83%	67%	83%	67%	50%
E	6	100%	100%	100%	100%	100%	100%	100%
F	7	86%	100%	100%	86%	100%	100%	71%
G	6	83%	83%	83%	83%	83%	67%	67%
H	10	10%	30%	50%	70%	80%	70%	30%
I	8	0%	0%	13%	13%	25%	13%	13%
J	10	30%	30%	70%	70%	80%	40%	40%
K	19	42%	47%	100%	100%	89%	74%	79%
L	16	6%	6%	38%	56%	25%	31%	31%
Totals	110	35%	36%	65%	71%	69%	55%	48%

Notes: 1) Bold values indicate peak half-hour for entire parking lot or lot section.
2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue

Maximum Parking Occupancy Rates—Thursday, April 27, 2006 4

Figure



Occupancy on Tuesday, May 2, 2006

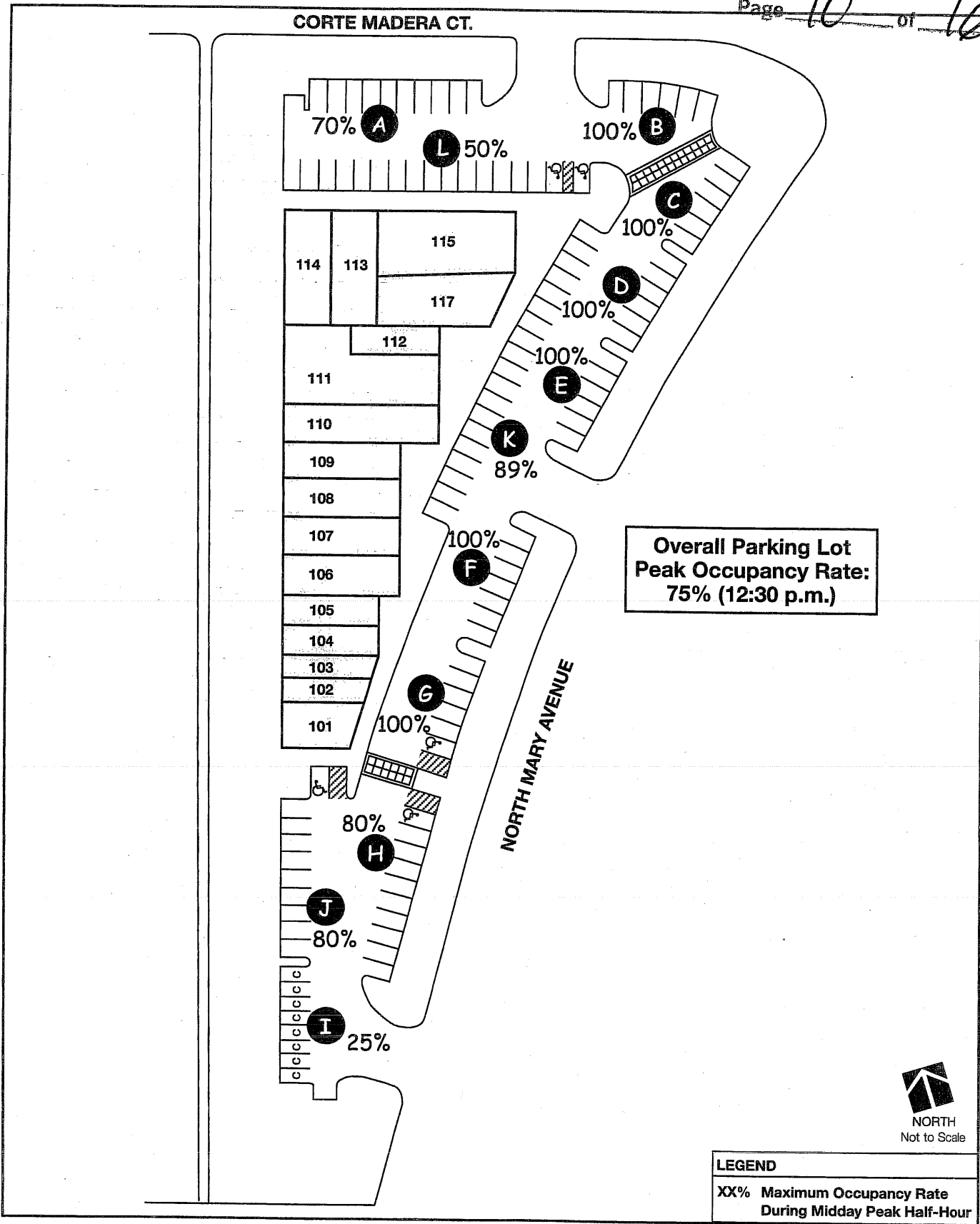
Table 4 shows the parking lot occupancy percentages by half-hour during the midday and evening peak periods of Tuesday, May 2 for both the overall lot and individual sections. Figure 5 illustrates the maximum occupancies during the overall midday period. The maximum midday occupancy for the overall lot was 75 percent (83 of 110 spaces) at 12:30 p.m.

TABLE 4: PARKING OCCUPANCY – TUESDAY, MAY 2, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	20%	40%	40%	50%	70%	70%	60%
B	6	67%	33%	83%	100%	83%	50%	67%
C	6	0%	0%	17%	100%	0%	33%	0%
D	6	17%	33%	50%	100%	83%	50%	50%
E	6	67%	67%	83%	100%	83%	100%	67%
F	7	86%	100%	100%	100%	100%	71%	43%
G	6	0%	67%	83%	100%	83%	50%	33%
H	10	10%	20%	10%	80%	80%	40%	20%
I	8	0%	0%	0%	25%	25%	25%	0%
J	10	30%	30%	30%	80%	50%	40%	30%
K	19	21%	58%	79%	89%	79%	79%	63%
L	16	6%	25%	50%	38%	50%	38%	38%
Totals	110	24%	39%	52%	75%	65%	55%	41%

Notes: 1) **Bold values** indicate peak half-hour for entire parking lot or lot section.

2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue
Maximum Parking Occupancy Rates—Tuesday, May 2, 2006

Figure

5



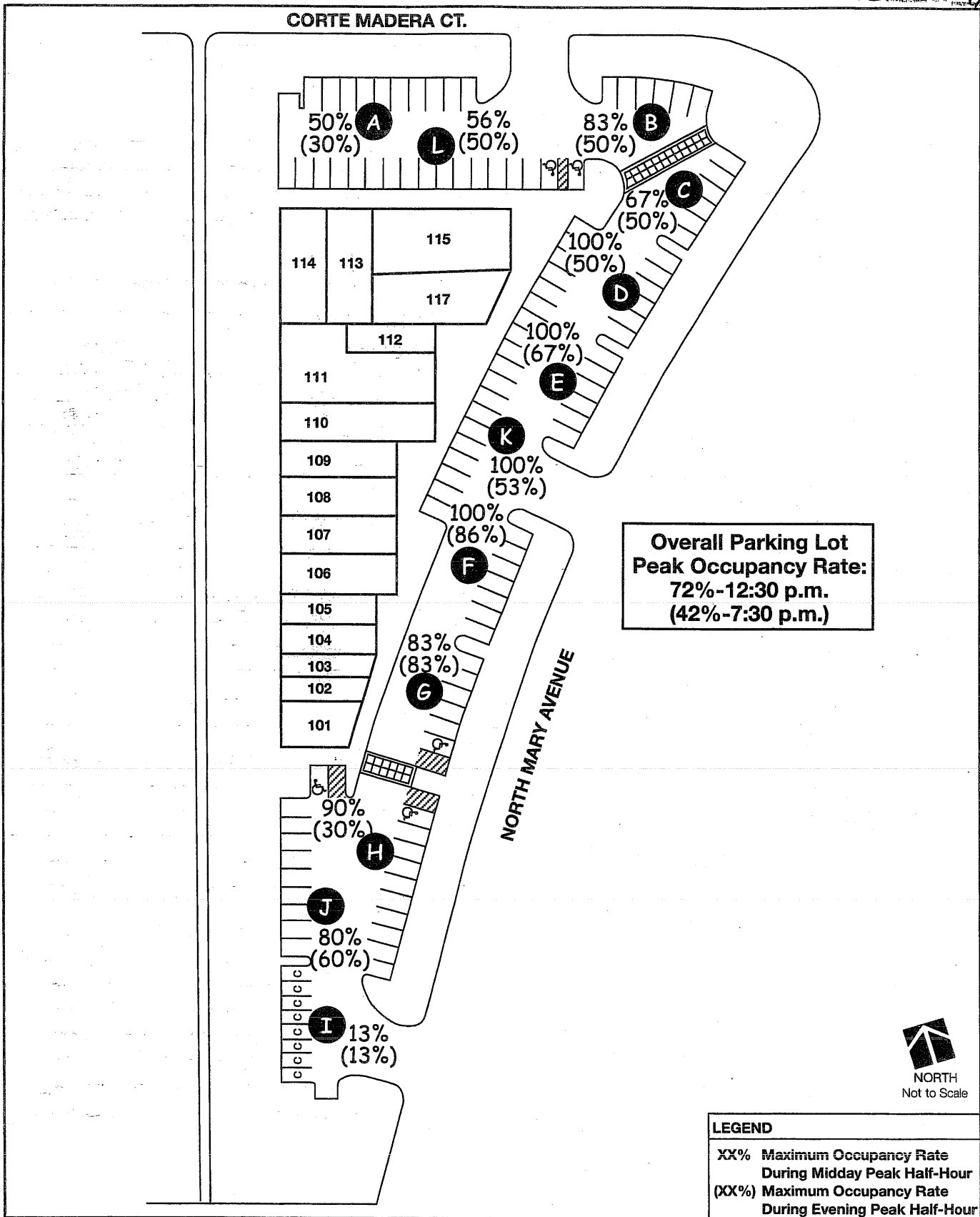
Occupancy on Wednesday, May 3, 2006

Table 5 shows the parking lot occupancy percentages by half-hour during the midday and evening peak periods of Wednesday, May 3 for both the overall lot and individual sections. Figure 6 illustrates the maximum occupancies during the overall midday and evening peak periods. The maximum midday occupancy for the overall lot was 72 percent (79 of 110 spaces) at 12:30 p.m., while the maximum evening occupancy was 42 percent (46 of 110 spaces) at 7:30 p.m.

TABLE 5: PARKING OCCUPANCY – WEDNESDAY, MAY 3, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	20%	30%	50%	30%	30%	20%	30%
B	6	33%	67%	83%	67%	33%	33%	33%
C	6	0%	0%	17%	67%	33%	33%	33%
D	6	33%	33%	50%	100%	67%	50%	67%
E	6	67%	50%	67%	100%	83%	67%	67%
F	7	43%	57%	86%	100%	71%	71%	57%
G	6	50%	50%	67%	83%	67%	67%	50%
H	10	30%	30%	50%	90%	60%	50%	50%
I	8	13%	0%	13%	0%	0%	13%	13%
J	10	30%	40%	50%	80%	70%	70%	60%
K	19	47%	63%	84%	100%	79%	58%	63%
L	16	31%	38%	44%	50%	56%	38%	31%
Totals	110	34%	40%	56%	72%	56%	47%	46%
Section	Inventory	Evening Occupancy Rate						
		5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM		
A	10	20%	30%	10%	10%	30%		
B	6	33%	50%	17%	33%	33%		
C	6	17%	50%	0%	17%	50%		
D	6	33%	33%	33%	33%	50%		
E	6	50%	67%	17%	67%	67%		
F	7	57%	57%	29%	43%	86%		
G	6	33%	50%	50%	67%	83%		
H	10	10%	20%	20%	0%	30%		
I	8	0%	13%	13%	13%	13%		
J	10	40%	20%	30%	60%	30%		
K	19	26%	47%	53%	37%	42%		
L	16	50%	50%	25%	31%	31%		
Totals	110	31%	40%	27%	33%	42%		

Notes: 1) **Bold** values indicate peak half-hour for entire parking lot or lot section.
2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue

Maximum Parking Occupancy Rates—Wednesday, May 3, 2006

Figure

TJKM

6

Occupancy on Thursday, May 4, 2006

Table 6 shows the parking lot occupancy percentages by half-hour during the midday of Thursday, May 4 for both the overall lot and individual sections. Figure 7 illustrates the maximum occupancies during the overall midday period. The maximum midday occupancy for the overall lot was 83 percent (91 of 110 spaces) at 12:30 p.m.

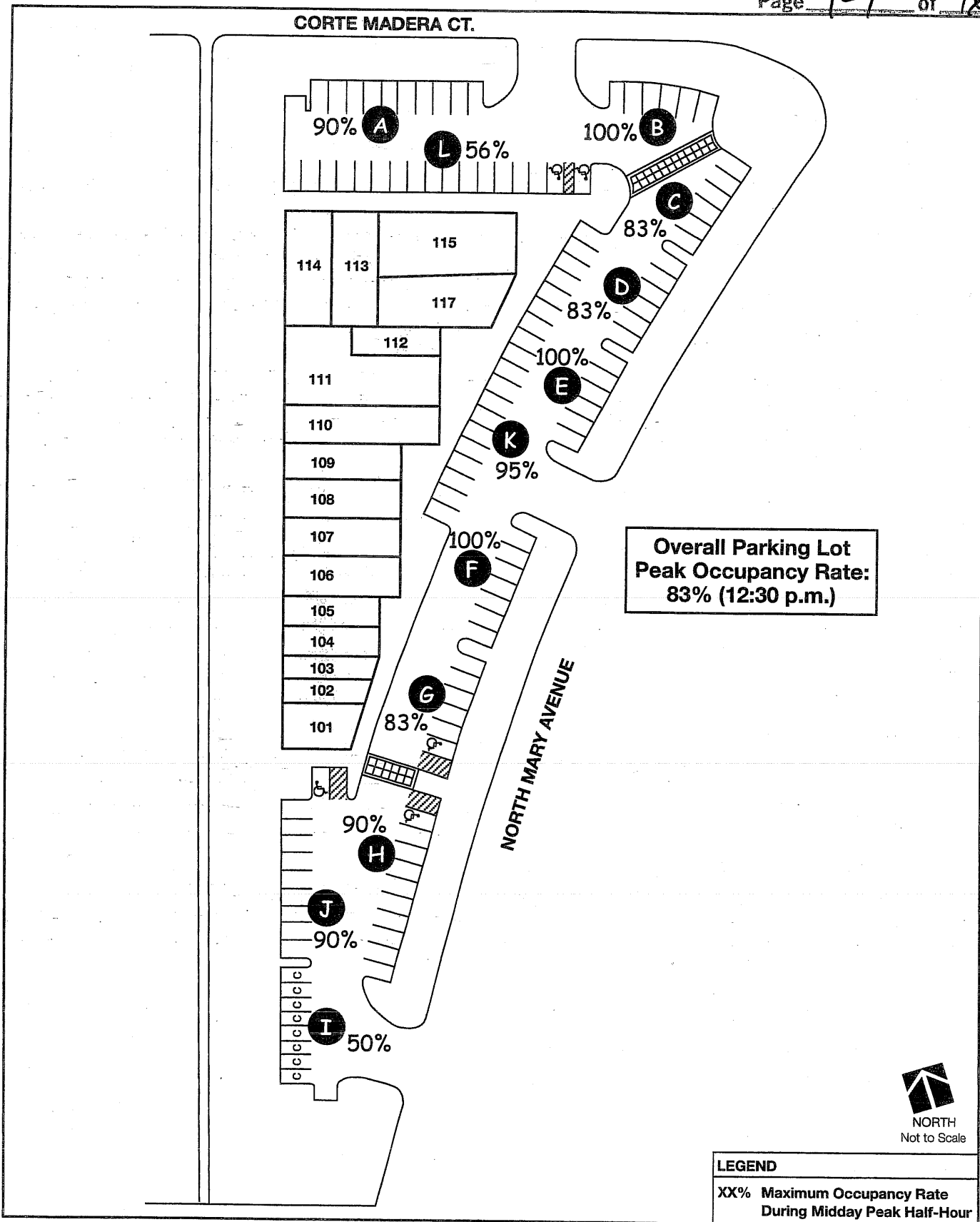
It should be noted that during this midday period, access to the site from Corte Madera Court was blocked due to a City of Sunnyvale resurfacing project on that street adjacent to the site. Access was reopened at 2:00 p.m., the last half-hour of the study. Vehicles instead had to use the only other access at Mary Avenue. Midday occupancies at sections of the lot closest to Corte Madera Court (e.g. A and L) experienced lower occupancies compared with other observed midday periods, likely due to this restricted access.

In addition, because of the freshly applied asphalt, foot traffic across Corte Madera Court to the site was observed to be lower than typical during the midday. It is likely that patrons who normally walk to the site via that route instead drove to the site on this day. This could account for the high occupancy (83 percent) at 12:30 p.m., which was highest among all six observed midday periods, and thus may be considered unusual.

TABLE 6: PARKING OCCUPANCY – THURSDAY, MAY 4, 2006

Section	Inventory	Midday Occupancy Rate						
		11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
A	10	40%	50%	90%	80%	80%	50%	30%
B	6	83%	50%	100%	100%	100%	67%	67%
C	6	33%	33%	33%	83%	67%	17%	17%
D	6	17%	33%	83%	83%	67%	83%	50%
E	6	100%	100%	100%	100%	83%	100%	83%
F	7	57%	71%	100%	100%	100%	71%	86%
G	6	33%	83%	67%	83%	83%	83%	67%
H	10	20%	30%	70%	90%	50%	40%	20%
I	8	0%	13%	0%	50%	0%	0%	13%
J	10	30%	40%	70%	90%	60%	40%	30%
K	19	63%	47%	89%	95%	68%	79%	79%
L	16	0%	0%	19%	56%	31%	44%	50%
Totals	110	37%	41%	66%	83%	62%	55%	50%

Notes: 1) **Bold** values indicate peak half-hour for entire parking lot or lot section.
2) Occupancy rates in sections G, H, and J each include one handicapped-accessible space. Section L includes two handicapped-accessible spaces.



City of Sunnyvale
 Parking Occupancy Study for 415 North Mary Avenue
Maximum Parking Occupancy Rates—Thursday, May 4, 2006

Figure

7**TJKM**

Parking Demand for Proposed Restaurant Tenant

TJKM used existing tenant data from the Jay Paul Company to estimate the parking demand that would be expected for the proposed restaurant. The tenant mix and occupied square feet are shown in Table 7. It should be noted that since the previous study, two tenants have vacated their units (Nos. 101 and 102). The total occupied building area at the site is now 14,875 square feet.

As the table indicates, most current tenants are sit-down or quick service restaurants. During the parking study, TJKM observed steady foot traffic to the various establishments. It is already known that many patrons walk to the current restaurants from nearby workplaces and thus do not use their automobiles. It is therefore reasonable to expect that the proposed restaurant will generate parking demand and pedestrian trips at similar rates to the current tenants. This is because the proposed restaurant will serve the same population of workers and other patrons as other current tenants at the site.

Table 7 shows the results of a parking demand estimation for the proposed restaurant. TJKM estimated a parking demand rate based on current occupied spaces and occupied square footage at the site. Based on an estimated rate of 0.006 spaces per square foot, it is expected that the proposed restaurant will generate a parking demand of 15 vehicles during the peak half-hour period of 12:30-1:00 p.m. This may be a conservatively high demand, because some of the patrons to the new restaurant may already park in the lot to eat at one of the existing establishments (and thus be a "diverted" trip rather than a "new" trip). Based on this demand, since there are 19 unoccupied spaces during the worst-case peak half-hour of Thursday, May 4, it is expected that there still would be four spaces available during that period.

However, as noted above, the observed maximum parking demand during the midday of Thursday, May 4 can be construed as unusual at the site given the resurfacing project on Corte Madera Court. A more representative day would be Tuesday, May 2, during which the maximum midday occupancy was 75 percent (83 of 110). This implies that at least 27 spaces are available during the highest parking activity within the lot. Given the expected parking demand of 15 vehicles for the proposed project, this leaves 12 available spaces at the lot during that time period.

Therefore, in both cases of Tuesday, May 2, and Thursday, May 4, the existing parking supply is expected to absorb the additional demand from the restaurant, without the need for parking supply expansion.

TABLE 7: PARKING DEMAND ESTIMATION RESULTS

Unit No.	Tenant	Occupied Square Feet
101	FuJung Restaurant	- *
102	Mary Nails	- *
103	Taylor Tax Services	578
104	Sushi Club	800
105	Subway Sandwiches	819
106	VACANT	-
107	VACANT	
108	Pot Belly Deli, Inc.	1,200
109	Jamba Juice Company	1,223
110	Central Cleaners	1,497
111	Round Table Pizza	2,398
112	West Valley Postal Express	913
113	VACANT	-
114	Mary Dental Office	1,395
115	MNQ Market and Liquor	1,927
117	Senor Jalepeno	2,125
Total All Buildings		14,875
Highest parking demand (occupied spaces on Thursday 5/4/06)		91
Rate of Demand per SF		0.006
Proposed restaurant SF		2,381
Estimated parking demand (occupied spaces)		15
Empty spaces at highest parking demand		19
Net remaining spaces		4

*Note: * Former tenants vacated units on March 31, 2006.*

If you have questions about our analysis, please do not hesitate to call me at (925) 463-0611. Thank you again for choosing TJKM for your parking study needs.

Sincerely,

Andrew R. Kluter

Andrew R. Kluter
Transportation Engineer